



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FFL

Introduction

This hearing convened as a result of the Landlord's Application for Dispute Resolution wherein the Landlord sought an early end to tenancy pursuant to section 56(1) of the *Residential Tenancy Act* and to recover the filing fee.

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

Settlement and Conclusion

During the hearing the parties resolved matters by mutual agreement. The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative claims.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

Settlement and Conclusion

1. The tenancy shall end and the Tenants shall vacate the rental unit by no later than **1:00 p.m. on May 9, 2019**.

2. The Landlord is granted an Order of Possession effective **1:00 p.m. on May 9, 2019**. The Landlord must serve the Order on the Tenants as soon as possible and may if necessary, file and enforce the Order in the B.C. Supreme Court.
3. For the purposes of service of the Order of Possession on the Tenants, and pursuant to section 71 of the *Residential Tenancy Act*, the Landlord's counsel may serve the Tenant, B.R., at the Tenant's email address provided for on the unpublished cover page of this my Decision.
4. The Tenant, B.R., is to provide to the Landlord's legal counsel a list of all personal items he claims were removed by the Landlord. The list shall be emailed to the Landlord's counsel by no later than 4:00 p.m. on May 3, 2019 at the email address provided for on the unpublished cover page of this my Decision. Should the parties not agree on the items removed and/or to be returned, the Tenant shall be at liberty to apply for an Order pursuant to section 65(1) of the *Residential Tenancy Act*.
5. The Tenant, B.R., shall not participate in any move out condition inspection of the rental unit; rather, the Tenant, J.G.P., or a third party appointed by the Tenants shall attend in B.R.'s place.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: May 02, 2019

Residential Tenancy Branch